



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

DATE: March 23, 2010

TO: Councilmember Sally Clark, Chair
Committee on the Built Environment

FROM: Gordon Clowers, Land Use Planner

RE: Council Bill 116778 – updating design guidelines for the Northgate

The proposed updates to the Northgate Neighborhood design guidelines were developed with extensive neighborhood and property owner involvement, and City oversight. As part of the community process, Department of Planning and Development staff engaged Northgate stakeholders in several meetings to discuss updates to the Northgate guidelines, originally adopted in 2003, as an overall approach to help achieve urban design objectives in the Northgate Neighborhood.

The proposed updates to the neighborhood specific guidelines would augment the Citywide Design Guidelines for Multifamily and Commercial Development and form the basis for design review within these areas. In addition, the updates also complement green street concept designs for 3rd and 8th Avenues NE.

Key topics in the design guidelines update:

1. Reinforce objectives for high-quality pedestrian connections & open space including:
 - Encourage high-quality and engaging sidewalk streetscapes (proposed guidelines, p. 4-5);
 - Encourage high-quality “through-block” connections (p. 19-21);
 - Define preferred conditions at the edge of Hubbard Homestead Park and other parks (p. 22).
2. Reinforce design objectives for environmental-sustainable features and systems (p. 28-29).
3. Improve the readability of the guidelines, for better use by the public and planners in the design review process (through-out).

We appreciate your time in considering this legislation and will be available to answer any questions you may have.



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